002.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,043,600 / 1,043,600
					USE VALUE:	1,043,600 / 1,043,600
					ASSESSED:	1,043,600 / 1,043,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
122	-122B	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WESTWATER DONALD S/ETAL
Owner 2:	CAREY KATHLEEN A
Owner 3:	
Street 1:	429 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1900, having primarily Asbestos Exterior and 3298 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5000.000	582,900	4,700	456,000	1,043,600
Total Card	0.115	582,900	4,700	456,000	1,043,600
Total Parcel	0.115	582,900	4,700	456,000	1,043,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.43 | /Parcel: 316.4

Legal Description

User Acct 1599

GIS Ref

GIS Ref

Insp Date 08/25/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 002.0-0003-0005.0

!159!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	583,100	4700	5,000.	456,000	1,043,800	1,043,800	Year End Roll	12/18/2019
2019	105	FV	429,900	4700	5,000.	484,500	919,100	919,100	Year End Roll	1/3/2019
2018	105	FV	429,900	4700	5,000.	353,400	788,000	788,000	Year End Roll	12/20/2017
2017	105	FV	404,600	4700	5,000.	307,800	717,100	717,100	Year End Roll	1/3/2017
2016	105	FV	404,600	4700	5,000.	262,200	671,500	671,500	Year End	1/4/2016
2015	105	FV	363,100	4700	5,000.	256,500	624,300	624,300	Year End Roll	12/11/2014
2014	105	FV	363,100	4700	5,000.	210,900	578,700	578,700	Year End Roll	12/16/2013
2013	105	FV	376,900	4700	5,000.	200,600	582,200	582,200		12/13/2012

PRINT

Date	Time
12/10/20	16:01:20

LAST REV

Date	Time
04/20/18	09:08:04
ekelly	
159	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WESTWATER DONAL	27172-483		3/31/1997	Family	1	No	No		Y

USER DEFINED

Prior Id # 1:	1599
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2011	1223	Manual	800	C				repair roof, insta
6/13/2005	477	Demoliti	22,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	Mail Update	EMK	Ellen K
8/25/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	163	PATRIOT
8/26/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96837473
Const Adj.:	0.91931665
Adj $ / SQ:	151.341
Other Features:	163078
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	716135
Depreciation:	133201
Depreciated Total:	582934

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	6	Baths:	3	HB	

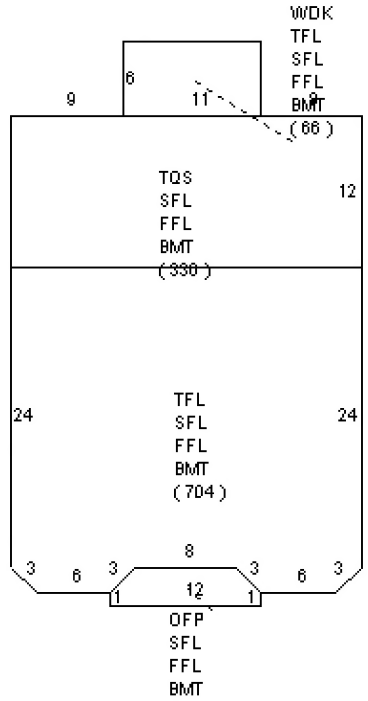
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	5	2	
Totals			
3	15	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	151.34
Special Features:	0	Val/Su Net:	128.56
Final Total:	582900	Val/Su SzAd	176.74

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,138	45.400	51,668
FFL	First Floor	1,138	151.340	172,226
SFL	Second Floor	1,138	151.340	172,226
TFL	Third Floor	770	151.340	116,533
TQS	3/4 Story	252	151.340	38,138
WDK	Deck	66	14.710	971
OFP	Open Porch	32	40.450	1,294
	Net Sketched Area:	4,534	Total:	553,056
Size Ad	3298	Gross Are	4618	FinArea 3298

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

002.0-0003-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1940	21.94	T	40	105			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700